

# \$359,000 - 404, 1108 6 Avenue Sw, Calgary

MLS® #A2236474

## \$359,000

2 Bedroom, 2.00 Bathroom, 1,105 sqft  
Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

Welcome to The Marquis â€“ River Views,  
Timeless Comfort, and Unbeatable Location

Step into this spacious 2-bedroom, 2-bathroom corner unit in The Marquis, a well-maintained executive condominium located right in the heart of downtown. With just over 1,100 sq. ft. of bright, open-concept living space, this southeast-facing home offers incredible river and city views from every angle.

The layout is both practical and inviting. Large floor-to-ceiling windows flood the space with natural light, while the open-concept living and dining areas provide plenty of room to relax or entertain. A gas fireplace adds a cozy touch, and the two private balconiesâ€”one off the primary bedroom and another from the kitchenâ€”offer great spots to unwind or fire up the grill with the built-in natural gas BBQ hookup.

The kitchen features granite countertops, maple cabinetry, and stainless steel appliances, with tons of prep and storage space. While not recently renovated, the unit has been well cared for and offers a classic, timeless feel that you can enjoy as-is or customize to suit your style.

The primary suite is a peaceful retreat, complete with his-and-hers closets and a spacious 4-piece ensuite featuring heated floors and a large vanity. The second



bedroom, located on the opposite side of the unit for added privacy, offers ample closet space and big windows. A second full bathroom, also with heated floors, is conveniently located nearby.

Additional highlights include in-suite laundry, a large in-unit storage room, an underground storage locker, and titled heated underground parking near the elevator, with plenty of visitor parking for your guests.

The Marquis is a quiet, concrete building known for its solid construction and strong sense of community. Residents enjoy access to a fitness center, party room, and on-site management, all included in your condo fees.

Located just steps from the Bow River pathways, LRT (free fare zone), Eau Claire, Kensington, and all the conveniences of downtown. Quick access to U of C, SAIT, and MRU makes this location ideal whether you're commuting, studying, or simply enjoying urban living.

This is a fantastic opportunity to own a well-kept unit in one of downtown's most respected buildings. Schedule your private showing today!

Built in 2001

### **Essential Information**

MLS® #	A2236474
Price	\$359,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	0.00
Year Built	2001

Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	404, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P5K1

### Amenities

Amenities	Elevator(s), Fitness Center, Visitor Parking, Party Room
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	17

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	68
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	Unison Realty Group Ltd.
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